

TO LET

Qualis
Heating & Cooling Solutions

Qualis House
62 Espedair Street
Paisley
PA2 6RW
0141 212 0640

Bolton Grants &
Free Insulation &
Heating Solutions &
Air Source Heat Pumps

Carlton House | 62 Espedair Street | Paisley PA2 6RW

**Ground floor, First floor; or as whole
Commercial Building**

**Griffin
Webster**
PROPERTY CONSULTANTS

Carlton House | 62 Espedair Street | Paisley |

Location

Paisley is situated approximately 6 miles south west of Glasgow and has a population of around 77,500 and is well connected to the motorway network, rail, bus and airport. Indeed, the airport is within 5 minutes' drive of the site.

The property is located in the centre point of Espedair Street and is effectively just off Causeyside Street in a quiet residential area and with ample parking available.

Description

The premises comprise the whole of a substantial brick-built building constructed in the 1950's with double brick thick construction around a steel and concrete frame with flat roof.

Internally the property is arranged over two floors, the ground floor comprises a Directors office, a reception, male and female toilets and fully fitted kitchen entered via a smart granite entrance with double leaf glazed timber doors.

A set of stairs leads to the first floor which comprises three private offices, a board room, tea prep and toilet facilities.

The offices are finished in a manner consistent with office administrative operations, smooth plaster wall surfaces decorated to finish, reflective fluorescent lighting, and carpeted floor.

The property benefits from a newly fitted efficient gas fired central heating boiler which also produces hot water.

There is availability of up to 15 private car parking spaces.

Accommodation

From measurements on site we would calculate the overall floor area to extend to
Ground Floor - 592 sqft (55.06 sqm)

First Floor – 1,128 sqft (104.81 sqm)

TOTAL FLOOR AREA 1,720 sqft (159.88 sqm)

Rating

The subjects are entered into the current Valuation Roll at RV £10,800 and therefore qualify for 100% rates relief.

Lease Terms

The property is available as either two sections – ground floor and first floor; or as whole. Our clients are seeking to lease the premises on a long-term full repairing and insuring lease or leases.

Ground Floor - £5,150.00

First Floor - £9,850.00

Entire Building - £15,000.00

EPC Rating

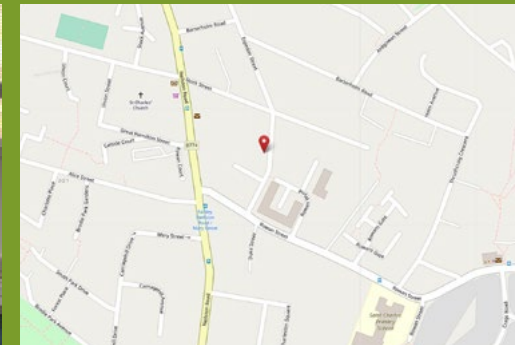
Available upon request.

Use

In terms of the use the premises have Class 4 consent.

Entry

By arrangement.



Strictly by prior arrangement
with the letting agents.

Call Greg Dykes
07447 983400 or

email:

greg@griffinwebster.co.uk

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